

LM

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

STATE: Illinois	
COUNTY: Cook	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Type all entries - complete applicable sections)

SEE INSTRUCTIONS

**1. NAME**

COMMON:  
Pullman Historic District

AND OR HISTORIC:

**2. LOCATION (continued)**

STREET AND NUMBER: Area east of Cottage Grove Avenue, between E. 103 St. and E. 115th Street (boundaries shown on attached map).

CITY OR TOWN:  
Chicago

STATE: Illinois CODE: COUNTY: Cook CODE:

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
District <input checked="" type="checkbox"/> Building <input type="checkbox"/>	Public <input type="checkbox"/>	Public Acquisition:	Occupied <input checked="" type="checkbox"/>	Yes:
Site <input type="checkbox"/> Structure <input type="checkbox"/>	Private <input type="checkbox"/>	In Process <input type="checkbox"/>	Unoccupied <input type="checkbox"/>	Restricted <input checked="" type="checkbox"/>
Object <input type="checkbox"/>	Both <input checked="" type="checkbox"/>	Being Considered <input type="checkbox"/>	Preservation work in progress <input type="checkbox"/>	Unrestricted <input checked="" type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)				
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input checked="" type="checkbox"/>	Transportation <input type="checkbox"/>	Comments <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Industrial <input checked="" type="checkbox"/>	Private Residence <input checked="" type="checkbox"/>	Other (Specify) <input type="checkbox"/>	
Educational <input checked="" type="checkbox"/>	Military <input type="checkbox"/>	Religious <input checked="" type="checkbox"/>		
Entertainment <input checked="" type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input checked="" type="checkbox"/>		

**4. OWNER OF PROPERTY**

OWNERS NAME: Norbert J. Pointer, II, Chairman for the Preservation of Historic Pullman (Multiple public and private ownership)

STREET AND NUMBER:  
644 East 113th Street, Pullman Civic Organization

CITY OR TOWN: Chicago STATE: Illinois CODE: 60628

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE REGISTRY OF DEEDS ETC.  
Cook County Court House

STREET AND NUMBER:

CITY OR TOWN: Chicago STATE: Illinois CODE:

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 250

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
Historic American Buildings Survey

DATE OF SURVEY: 1966 Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:  
Prints and Photograph Division, Library of Congress

STREET AND NUMBER:

CITY OR TOWN: Washington STATE: D. C. CODE:

STATE:  
COUNTY:  
ENTRY NUMBER  
DATE  
FOR NPS USE ONLY

7. DESCRIPTION

CONDIION	(Check One)					
	Excellent <input type="checkbox"/>	Good <input checked="" type="checkbox"/>	Fair <input type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)		
	Altered <input checked="" type="checkbox"/>		Unaltered <input type="checkbox"/>	Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>	

DESCRIBE THE PRESENT AND ORIGINAL (If Known) PHYSICAL APPEARANCE

The town of Pullman, as planned and developed in 1880-84, formed a long and narrow rectangle extending north and south, and was bounded on the east by Lake Calumet and on the west by the tracks of the Illinois Central Railroad. The 300-acre town site was divided into three use-sections: In the center (from 111th Street north to 108th Street) was the major industrial portion; this was occupied by the large shops and administration building of the Pullman Palace Car Company and by the smaller plant of the Allen Paper Car-Wheel Company. The northern section (extending from 108th Street north to 103rd Street) was primarily a residential area, but also contained one industrial facility - the Union Foundry and Pullman Car-Wheel Company plant-situated at the east edge of town, between 104th and 105th Streets. The southern section (extending from 111th Street south to 115th Street) was another residential area and in this portion were located all of the major community facilities. The town and its major buildings were generally oriented towards the west; the two small railroad stations were the focal point that stood at the west end of 111th Street. The major community facilities, which included a hotel, large Arcade Building, and the stables, were erected just south of the railroad stations and faced on the large open public square and park located on the west side of town between 111th and 112th Streets.

To the north of the stations, between 111th and 110th Streets, and also located on the west edge of town, stood the large Administration Building of the Pullman Company, oriented to the west. Between the stations and the Administration Building lay a large public park containing a lake or lagoon with a waterfall, winding roadways, symmetrically arranged planting beds, walks, and a central bandstand. This open park area formed an attractive and formal approach, leading from the station eastward to the Pullman Company plant. The two railroad stations are now gone and the former lake has been filled in to permit the construction of present Cottage Grove Avenue, which runs north-south over a portion of the lake site.

On the opposite or east side of the town, located between 111th and 112th Streets and on the shore of Lake Calumet, was a second large public park or recreational area containing a playground and athletic field. This eastern park is also gone; the site is now used for industrial purposes and is occupied in part by an expressway and its large cloverleaf.

A gridiron pattern of streets was imposed over the entire 300-acre town site and the major buildings were located at the intersections in an effort to relieve the monotony resulting from the use of the gridiron system. The broad streets and sidewalks were paved, and there were complete systems of storm and sanitary sewers.

All of Pullman's buildings were constructed of brick, which was manufactured from clay found on the site. A total of some 1,750 dwelling units were built between 1880 and 1894. These were predominately two-story row-houses erected in long blocks, but they had a great variety of floor areas, detailing, and elevations. Some apartment houses, duplex dwellings, and a few single-family houses were also built. The architecture of these structures is in the Gothic and Queen Ann styles. Approximately 1,650 of the

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original residential units have survived; most of these are in good condition, and hundreds remained almost totally unaltered on the exterior.

The major community facilities, as have been noted, were largely concentrated around the large public square on the west side of town, between 111th and 112th Streets. At the northeast corner of this square stands the Hotel Florence, a three-story asymmetrical red-brick structure crowned with a multitude of chimneys, gables, and dormers that protrude from the numerous roof planes. Named after George M. Pullman's daughter, the 65-room hotel is adjoined on the northeast by a 74-room annex that was added in 1911. The exterior and interior of the 19th century hotel are largely unchanged and many of the rooms are still furnished with their original furnishings.

On the west side of the square, near the southwest corner, once stood the large Arcade Building, which contained the theater, library, private offices, meeting rooms, and bank for the town, as well as the numerous company-owned stores. The large red-brick building was divided into two sections and occupied an entire block. The arcade portion was two-stories high and was topped by a high and elaborate roof; the theater portion was three-stories in height and had a high roof crowned by a cupola. The Arcade Building was demolished in 1926 and its site has been converted into a park. A small modern American Legion Hall now occupies a portion of this park. At the southwest corner of the public square, and located just south of the Arcade Building site, is the former public stables. This large brick and wood structure is still standing but has undergone considerable alteration. At the southeast corner of the public square (at 112th Street and South St. Lawrence Avenue), stands the Greenstone Church. Constructed of limestone in 1880-84, this fine Gothic Church is in excellent condition and has been little-altered inside or out. The east and south side of the public square are lined with little-changed row houses; the original plan of this area is still clearly visible.

To the east of the church, at 112th Street and South Champlain Avenue, is Market Square. Originally laid out in the form of a square, the center of this area was occupied by a two-story brick Market Building that had vegetable and meat stalls on the first floor and a public meeting hall above. The first Market Building was destroyed by fire in 1892 and in the following year the architect Solon S. Beman redesigned the original square into its present circular format and also prepared the plans for the second (and existing) Market Building. As rebuilt in 1893, the "Square" is treated as a unified and coherent whole and is designed in the classical and Italianate manner. The second Market Building was of the basilican type, two-stories high, with a central third story; first-story entranceways and windows were arched. The first story was constructed of limestone and the upper floors of yellow brick. The two-story row houses forming a circle around the second Market House were divided into four groups (quadrants) and built of limestone and yellow brick, with arched and colonnaded first stories, to echo the design of the central Market Building. The four groups of residences are unaltered on the exterior; the second and third floors of the second Market House, however, have been

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removed. In the northern residential section, at 108th and North Champlain, the 1880 fire station still stands. This two-story brick structure with adjoining tall tower is little-altered and is in fair condition.

Industrial structures still form a large complex between 108th and 111th Streets. In 1880-84 this area was occupied by the large factories of the Pullman Company, which were arranged in four long rows extending north and south. The steel roof trusses used on these large shops formed the dominant element of their appearance. Their red-brick walls, trimmed with limestone, and their Romanesque window arches helped to harmonize the architecture of the industrial buildings with that of the adjacent residential and community facility buildings. Only two or three original buildings of this once great complex stand today. The most notable of these is the large brick former Pullman Company Administration Building, with its opulent architecture and tall clock tower. This structure, with an original (1880) north wing, and a south wing added about 1900 (replacing the original south wing) is largely unaltered on the exterior but is in poor condition due to lack of maintenance. A second and smaller industrial complex is located on the east side of town, between 104th and 105th Streets. Some of these old factories, which are also in poor condition, may date from the Union Foundry and Pullman Car Wheel Company structures that were erected in 1880-84. Both complexes are also occupied by a number of other industrial buildings that were erected during the first quarter of the 20th century; most of these structures are closed and for sale.

The overall integrity of the 250-acre historic district, however, is very good and particularly so in the southern section (from 111th Street south to 115th Street). Here intrusions have been limited to the west (Cottage Grove Avenue) side from 113th Street south, and include a small factory and a few modern houses. In general, the town of Pullman has retained its 19th century appearance and its original plan to a remarkable degree.

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2. Location - continued

Description of the Boundaries of Pullman Historic District

The Pullman Historic District is comprised of approximately 250 acres of the 300 acres making up the original town site. The district is bounded on the north by East 103rd Street, on the east by the C.S.S. & S. B.R.R. rail spur, on the south by East 115th Street, and on the west by Cottage Grove Avenue.

**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

Pre-Columbian  16th Century  18th Century  20th Century   
 15th Century  17th Century  19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal <input type="checkbox"/>	Education <input type="checkbox"/>	Political <input type="checkbox"/>	Urban Planning <input checked="" type="checkbox"/>
Prehistoric <input type="checkbox"/>	Engineering <input type="checkbox"/>	Religion/Phi- losophy <input type="checkbox"/>	Other (Specify) <input checked="" type="checkbox"/>
Historic <input type="checkbox"/>	Industry <input type="checkbox"/>	Science <input type="checkbox"/>	Architecture <input type="checkbox"/>
Agriculture <input type="checkbox"/>	Invention <input type="checkbox"/>	Sculpture <input type="checkbox"/>	_____
Art <input type="checkbox"/>	Landscape <input type="checkbox"/>	Social/Human- itarian <input checked="" type="checkbox"/>	_____
Commerce <input type="checkbox"/>	Architecture <input checked="" type="checkbox"/>	Theater <input type="checkbox"/>	_____
Communications <input type="checkbox"/>	Literature <input type="checkbox"/>	Transportation <input type="checkbox"/>	_____
Conservation <input type="checkbox"/>	Military <input type="checkbox"/>		_____
	Music <input type="checkbox"/>		_____

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

Built in 1880-84, Pullman was the first major effort made in the United States to create a completely planned model industrial town in which all the structures and facilities - industrial, cultural, religious, recreational, and residential - were coordinated and integrated into one-over master plan for the purpose of providing ideal living conditions for workingmen. Designed by the architect Solon S. Beman and the landscape engineer Nathan F. Barrett, and constructed for the Chicago industrialist and engineer George M. Pullman, the town of Pullman represents a dramatic and pioneering departure from the unhealthy, over-crowded, makeshift, and unsanitary living conditions found in working class districts of other 19th century industrial cities and towns. The standards of structural strength, lighting, and ventilation, convenience to the wide range of public facilities, and the good quality of the architecture of the many buildings, and the handsome landscaping of Pullman were unique in 1880-84 and are seldom approached today.

The town of Pullman also played a major role in the development of the American labor movement. The famous Pullman strike of 1894 drastically affected American life and the course of the American labor movement. The bloody and violent turmoil of this strike, which spread nation-wide over the railroad networks, prompted President Grover Cleveland to intervene with Federal troops, labor pioneer Eugene Debs was jailed, and Sherman Anti-Trust Act was for the first time employed to smash the unions.

The handsome continuity and striking proportions of Pullman's Gothic and Queen Ann-styled structures and most of its original town plan are still to be seen today. Though some of the larger buildings have been demolished, approximately 1,650 of the original total of 1,750 dwellings, the four-story hotel, the Pullman Company administration building and clock tower, the church, stables, a portion of one of the two market houses, and many industrial structures remain. The basic plan of the town and the exterior of most of its original buildings have not been greatly altered.

History of Pullman

George M. Pullman's company-owned model town was both an economic and social experiment. Here he planned to manufacture his famous Pullman Palace railroad car. The industrialist also believed that by providing a living environment superior to that which was available to the working class in any other city, that he could attract the most skillful workers,

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attain greater productivity due to the better health and morale of his employees, and also avoid strikes. The entire venture was calculated as a paying proposition - the parks, the athletic fields, school, church, theater, as well as the many commercial and industrial operations - all built and controlled by his company, were to be paid for directly or indirectly by the residents or users. In 1879-80 Pullman bought more than 3,500 acres of what was then undeveloped prairie land located in the Village of Hyde Park, on the western shore of Lake Calumet, as the site of his model town. A 300-acre tract - the area now bounded by 103rd Street on the north, by Calumet Lake on the east, by 115th Street on the south, and by the Illinois Central Railroad tracks (and Cottage Grove Avenue) on the west, was used as the town site. Landscape engineer Nathan F. Barrett prepared a gridiron pattern street plan that included open spaces, public parks, and drainage and sewer systems. The company-owned community facilities - a hotel, church, stores, offices, library, and theater - were grouped near 111th Street, facing the railroad station. The architect Solon S. Beman designed all the residential, commercial, industrial, and public buildings erected in the town, using the Gothic and Queen Ann styles. All structures were constructed of brick, which was manufactured from clay found on the site. Mass production methods were utilized; construction began in 1880 and by 1884 some 1,400 dwellings had been completed and by 1894 another 350 housing units had been added. The dwellings were predominately two-story rowhouses erected in long blocks, but with a great variety of floor areas, detailing, and elevations. Some apartment structures, duplex buildings, and a few single family houses were also built. The rowhouses were constructed at a cost of about \$1,700 for each unit. The streets of the town were paved and these were swept and watered daily, and the garbage was also collected every day. There were complete storm and sanitary sewer facilities, each house had gas and water, and the sewage from the town was converted into fertilizer and sold at a profit. Early in 1881 the factories began production and the first residents began moving into the dwellings. Two rooms in the cheaper apartment buildings built for the lower-income workers rented for \$4.00 a month and the two-story rowhouses from \$14.00 to \$100.00 a month. The company also provided the inhabitants with a physician and medicines.

Pullman attracted wide attention as a model community. In the fall of 1884 representatives of the labor bureaus of thirteen States and Carroll D. Wright, U. S. Commissioner of Labor, visited and studied the town. Their report was generally favorable. They found the rentals a little higher than in nearby Chicago but noted that Pullman's inhabitants enjoyed broad avenues, parks, prompt collection of garbage, and many other advantages that workingmen could not obtain in Chicago. The most serious criticism was that the residents had little or no voice in the conduct of community affairs. They could not own property in the town, they had no say in its government, the company controlled all media of opinion, and they lived under the strict paternalistic guardianship of George M. Pullman. A New York Sun correspondent who visited the community in 1885 found it to be a beautiful and healthy "Philanthropic Monopoly." Ruling his domain like a feudal lord, Pullman called his employees "my children."

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8. Significance - continued. page 2.Railway Strike of 1894 and End of Company Ownership

Although George M. Pullman had no use for unions, some 2,500 of his employees joined Eugene V. Debs' American Railway Union in March, 1894. The Pullman strike broke out on May 11, 1894, when the company laid off one-third of its men and cut the wages of the rest from 30% to 40% as the result of a deepening depression. At the same time the company made no reductions in the rent charged for company houses or in the price of goods sold at the company stores. In June the American Railway Union came to the support of the Pullman strikers and the strike soon became nation-wide on the railroads. As the result of the intervention of the Federal Government the strike was broken in July and the men were compelled to return to work on the terms of the railroad companies.

In 1895 the Illinois Supreme Court ruled that the Pullman Company must dispose of all of its lands, houses, and buildings not strictly employed in manufacturing, thus marking the beginning of the end of company-ownership of the town of Pullman. The population, which numbered about 12,000 in 1895, gradually declined to about 10,000 by 1905. In 1907 the houses in Pullman were sold to the tenants for the equivalent of 100 months rent, meaning a price in some cases of about \$1,500.00. In 1889 Pullman and Hyde Park were annexed to the city of Chicago.

Architectural Work of Solon Spencer Beman (1853-1914)

Solon S. Beman was born in Brooklyn, New York in 1853. From 1871 to 1877 he studied and worked for the architect Richard Upjohn, Senior, in New York City. Through a friend, the landscape engineer Nathan F. Barrett, he met the industrialist George M. Pullman and was invited to submit drawings for a dwelling to be built on Pullman's estate at Elburon, New Jersey. Pullman was so impressed with these plans that he commissioned the 26-year old architect to design all the structures for him in the proposed industrial town of Pullman, near Chicago. Beman moved to Chicago for this purpose in 1879; construction of the town began in 1880 and was largely completed by 1885. From this time on, Beman's architectural practice flourished.

Shortly after finishing Pullman, Beman also designed a similar model company town for the Proctor and Gamble Company, called "Ivorydale," comprised of 40 large stone buildings near Cincinnati. In Chicago he designed the nine-story Pullman Office Building (1883); the first Studebaker Building (1884) at 410 South Michigan; the second Studebaker Building (1895) at 628 South Washbasin and the Grand Central Station of Chicago (1889-90). In the late 1880's he also designed the large and luxurious Lincoln, Kimball, Pullman, and Torrence residences in Chicago. Beman served on the board of architects who designed the Chicago World's Fair buildings of 1893 and was responsible for the Mines and Mining Building and Merchant Tailors' Building at that Fair. His Merchant Tailors' Building became the prototype of Christian Science churches

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which were later to be erected in many different cities throughout the United States. Beman designed six such churches in Chicago and served as architectural consultant and advisor on the planning and construction of the Mother Church in Boston in 1906.

Some of Beman's larger projects in cities other than Chicago include: the Public Library at Bradford, Connecticut; the 14-story Pabst Office Building (1891) in Milwaukee; the Bee Building in Omaha; the 13-story Pioneer Press Building (1888) at St. Paul; the 10-story Michigan Trust Company Building (1891) in Grand Rapids; the Batavia Bank Building (1887) at La Crosse, Wisconsin, and the 16-story Berger Building (1906) in Pittsburgh, Pennsylvania. Beman died on April 24, 1914.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

John Reys, The Making of Urban America, A History of City Planning in the United States (Princeton, 1965).

Stanley Buder, The Model Town of Pullman (Chicago, 1967).

Christopher Tunnard and Henry H. Reed, American Skyline (Boston, 1955).

John Burchard and Albert Bush-Brown, The Architecture of America, A Social and Cultural History (Boston and Toronto, 1961), 148, 272-73.

(continued)

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE					
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE			
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	41°	42'	26"	87°	36'	40"				
NE	41°	42'	26"	87°	36'	12"				
SE	41°	41'	07"	87°	36'	35"				
SW	41°	41'	07"	87°	36'	52"				

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:  
Charles W. Snell, Survey Historian

ORGANIZATION: Division of History, Office of Archeology and Historic Preservation, National Park Service      DATE: 2/24/70

STREET AND NUMBER:  
801 - 19th Street, N. W.

CITY OR TOWN: Washington      STATE: D. C.      CODE: 20006

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

I hereby certify that this property is included in the National Register.

\_\_\_\_\_  
Chief, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Keeper of The National Register

Date \_\_\_\_\_

S E E I N S T R U C T I O N S

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9. Major Bibliographical References - continued

Mrs. Duane Doty, Pullman Illustrated (Chicago, 1893), a guide book.

Richard T. Ely, "Pullman; A Social Study," Harper's New Monthly Magazine, LXX (February, 1885), 452-66

Irving K. Pond, "America's First Planned Industrial Town," The Illinois Society of Architects Monthly Bulletin, June-July, 1934, 6-8.

Robert M. Lillibridge, "Pullman: Town Development in the Era of Eclecticism," Journal of the Society of Architectural Historians, XII, No. 3 (October, 1953), 17-22.

William T. W. Morgan, "The Pullman Experiment in Review," Journal of the American Institute of Planners, XX(1954), 27-29.

Henry F. Withey and Elsie R. Withey, Biographical Dictionary of American Architects (Los Angeles, 1956), 49-50.

Arthur Siegel, Editor, Chicago's Famous Buildings (Chicago, 1965).

Almont Lindsey, The Pullman Strike (Chicago, 1942).

Thomas G. Manning, The Chicago Strike of 1894 (New York, 1960).

Ida M. Tarbell, The Nationalizing of Business, 1878-1898 (New York, 1944), 176-77.

Harold U. Faulkner, Politics, Reform, and Expansion (New York, 1959), 170-71.

"The Arcadian City of Pullman," Agricultural Review, January, 1883, 69-89.

1. Name of Site:

Common South Pullman District ✓  
Historic

2. Location:

Street and Number 111th & Cottage Grove      Township  
City or Town Chicago      Zip Code      Range      Section  
County Cook      ½ Section

3. Classification:

Category (check one)      Integrity (check one)

(x) District      ( ) Building      (x) Altered      ( ) Unaltered  
( ) Site      ( ) Structure      ( ) Moved      (x) Original Site

4. Ownership:

Status (check one)

(x) Private      (x) Occupied  
( ) Public      ( ) Unoccupied  
(x) Preservation work in progress

Access to Public

( ) Yes      ( ) Restricted      (x) Unrestricted      (x) No

Present Use (check one or more)

( ) Agricultural      ( ) Industrial      ( ) Religious  
(x) Commercial      ( ) Military      ( ) Scientific  
( ) Educational      ( ) Museum      ( ) Transportation  
( ) Entertainment      ( ) Park      ( ) Other  
( ) Government      (x) Private Residence

5. Ownership of Property:

Owner's Name      Phone Number  
Various

Street and Number

City or Town

State      County      Zip Code

6. Description:

( ) Excellent      (x) Good      ( ) Fair      ( ) Deteriorated  
( ) Ruins      ( ) Unexposed

Is there a program of preservation underway?      (x) Yes      ( ) No

INDUSTRIAL DEVELOPMENT

7. Historical Themes: (check one or more of the following)

- |   |   |
|---|---|
| <input type="checkbox"/> Archeological Site         | (Pre-Columbian)                               |
| <input type="checkbox"/> Archeological Site         | (Post-Columbian to 1673)                      |
| <input type="checkbox"/> French Influence           | (1673-1780)                                   |
| <input type="checkbox"/> Illinois Frontier          | (1780-1818)                                   |
| <input type="checkbox"/> Illinois Early             | (1818-1850)                                   |
| <input checked="" type="checkbox"/> Illinois Middle | (1850-1900)                                   |
| <input type="checkbox"/> Illinois Late              | (1900-present)                                |
| <input checked="" type="checkbox"/> Famous People   | (give names & dates) S.S. Beman<br>G. Pullman |

8. Specific Date: 1880

Areas of significance (check one or more of the following)

- |  |  |
|--|--|
| <input type="checkbox"/> Aboriginal (historic)     | <input type="checkbox"/> Literature                |
| <input type="checkbox"/> Aboriginal (pre-historic) | <input type="checkbox"/> Military                  |
| <input type="checkbox"/> Agriculture               | <input type="checkbox"/> Music                     |
| <input type="checkbox"/> Architecture              | <input type="checkbox"/> Political                 |
| <input type="checkbox"/> Art                       | <input type="checkbox"/> Religion/Philosophy       |
| <input type="checkbox"/> Commerce                  | <input type="checkbox"/> Science                   |
| <input type="checkbox"/> Communication             | <input type="checkbox"/> Sculpture                 |
| <input type="checkbox"/> Conservstion              | <input type="checkbox"/> Social/Humanitarian       |
| <input type="checkbox"/> Education                 | <input type="checkbox"/> Theater                   |
| <input type="checkbox"/> Engineering               | <input type="checkbox"/> Transportation            |
| <input checked="" type="checkbox"/> Industry       | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Invention                 | <input type="checkbox"/> Other (specify)           |
| <input type="checkbox"/> Landscape Architecture    |  |

Brief statement of significance: (include all names and dates)

Use additional sheets if necessary. Geo. Pullman's notorious company town.  
National Register, National Hist. Landmark

9. Form prepared by:

Name and Title: \_\_\_\_\_ Date: 6/24/75

Organization: \_\_\_\_\_ Phone: \_\_\_\_\_

Street and Number: \_\_\_\_\_

City or Town: \_\_\_\_\_ County: \_\_\_\_\_ Zip Code \_\_\_\_\_

During the course of the Survey we often find it necessary to search for a particular site. When filling out the Survey form, please list according to the following example, published references to the site for which forms are being completed. If a bibliography can be compiled, it will greatly deduct from the Survey's task.

Bibliography

Robertson, Robert, Of Whales and Men. New York, Alfred K. Knopf, Inc., 1954.

1. Name of Site:  
Corporation  
Pullman Historic District  
Historic

Survey Form  
 Archaeology  
 Architecture  
 History

2. Location of site:  
Street and Number      Neighborhood      Section  
  
City or Town      Zip Code      Range      Section  
Chicago  
Cook

3. Qualification category (check one):  
 District       Building       Altered       Unaltered  
 Site       Structure  
Integrity (check one):  
 Moved       Relocated

4. Ownership:      Status:  
 Public       Occupied  
 Private       Unoccupied       Preservation work in progress

Access to the public:  
 Full       Restricted and       Unrestricted       No

Present Use: (check one or more)  
 Agriculture       Industrial       Religious  
 Commercial       Military       Institutional  
 Educational       Museum       Transportation  
 Entertainment       Park       Other specify  
 Government       Private residence

5. Owner of property:  
Owner's name      Phone number  
Multiple public and private  
Street and number  
City of Chicago  
City or town  
Chicago  
State      County  
Illinois      Cook

## 6. Description:

## Condition:

Excellent     Good     Fair     Deteriorated     Ruins     Unexposed

Is there a program of preservation under way?     Yes     No  
If yes, give a brief description on the back of this page.

## 7. Historical themes: (check one or more of the following)

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> Archaeological site        | (pre-Columbian)          |
| <input type="checkbox"/> Archaeological site        | (post-Columbian to 1673) |
| <input type="checkbox"/> French influence           | (1673-1780)              |
| <input type="checkbox"/> Illinois frontier          | (1780-1818)              |
| <input type="checkbox"/> Illinois early             | (1818-1850)              |
| <input checked="" type="checkbox"/> Illinois middle | (1850-1900)              |
| <input type="checkbox"/> Illinois late              | (1900-present)           |
| <input type="checkbox"/> Famous people              | (give names and dates)   |

8. Specific date of site:Areas of significance: (check one or more)

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aboriginal (Pre-historic) | <input checked="" type="checkbox"/> Education              | <input checked="" type="checkbox"/> Political           |
| <input type="checkbox"/> Aboriginal (historic)     | <input checked="" type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy            |
| <input type="checkbox"/> Agriculture               | <input checked="" type="checkbox"/> Industry               | <input type="checkbox"/> Science                        |
| <input type="checkbox"/> Architecture              | <input checked="" type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture                      |
| <input checked="" type="checkbox"/> Art            | <input checked="" type="checkbox"/> Landscape architecture | <input checked="" type="checkbox"/> Social/Humanitarian |
| <input checked="" type="checkbox"/> Commerce       | <input type="checkbox"/> Literature                        | <input type="checkbox"/> Theater                        |
| <input type="checkbox"/> Communication             | <input type="checkbox"/> Military                          | <input type="checkbox"/> Transportation                 |
| <input type="checkbox"/> Conservation              | <input type="checkbox"/> Music                             | <input checked="" type="checkbox"/> Urban Planning      |
|  |  | <input type="checkbox"/> Other: specify.                |

Brief statement of significance: (Include all names and dates.)  
Use back of page and additional sheets if necessary.

8. Form prepared by Beman Committee for the Preservation of Historic Pullman

Name and Title: Norbert J. Pointner II, Chairman    Date: 4-15-69

Organization: Pullman Civic Organization

Street and Number: 644 East 113th Street

City or Town: Chicago    County: Illinois    Zip Code: 60628

Phone Number: \_\_\_\_\_

During the course of the Survey we often find it necessary to search for references for a particular site.

When filling out the survey form, please list according to the following examples any published references to the site for which the form is being completed.

If a bibliography can be compiled, it will greatly reduce the survey's task.

## Bibliography Form:

Johnson, Robert B., Of Whales and Men, New York, Alfred A. Knopf, Inc., 1944.

Description:

George M. Pullman, industrialist, hired architect Solon S. Beman and landscape architect Nathan F. Barrett to design a completely new company town which would include industry, parks, shops, recreational and cultural activities, a church, school, bank, health services and a variety of housing types. The town began to take shape in 1880 on a 300 acre portion of a 4,000 acre site owned by the company. By 1885 1,400 dwelling units had been constructed and following the construction of additional units in the early 1890's the population reached 11,800.

The Pullman dwellings were predominately row houses and all of the Pullman structures were fashioned from brick produced from the clay found on the company site. Various authors have described Pullman buildings as Gothic Revival, Renaissance revival, Victorian revival, and simplified Queen Anne but Irving K. Pond states in the Monthly Bulletin of the Illinois Society of Architects, (June-July, 1934) that:

"There is no attempt in Pullman to produce sophisticated architecture but, rather, to build buildings including shops and dwellings where human beings could work in comfort and rest in bodily enjoyment and spiritual contentment. If the elements of style consist of honest construction, adaption to purpose, appeal to comfort, and the unostentatious application of the principles of good taste including harmony and unity, then not only the buildings but the town were bathed in the essence of style. The dwellings were planned to meet the needs and even to elevate the taste of all classes of workers from those who were paid the minimum wage to those who received the highest salaries; and all were similarly and equally conditioned as to light and air, as to convenience, as to gardens and open space."

The integrity of the area (BOUNDARIES DESCRIBED ON MAP) has been altered but remains clearly definable. There is a clear correlation between historic references, the census tract designations (tracts 0699-Z and 0698-Z) and the area designated in the Southeast Area Development Plan of the City of Chicago which recommends that "old Pullman be restored and preserved as an historic landmark."

Hundreds of the original dwellings remain almost totally unaltered on the exterior. The fire station with a large belltower, the Florence Hotel and the Greenstone church remain in good condition with slight alterations. The clock tower and administration building are almost totally unaltered but in poor condition due to inadequate maintenance. The livery stables and the market square have undergone considerable changes but could be restored to useful structures with historic and architectural value.

Description of boundaries: The Pullman Historic District is bounded on the north by 103rd Street, the East by the C.S.S. & S.B.R.R. rail spur, on the South by 115th Street and on the West by Cottage Grove.



### Significance:

Pullman was one of the first attempts to build a completely new town which would include industry, parks, shops, recreational and cultural activities, a church, school and a variety of housing types. This company town was where the famous Pullman Palace Car was produced ushering in an important phase in the era of the railroad which is just now coming to an end. The power for the entire town was furnished by the 7 ton Corliss engine which powered the 1876 Philadelphia Centennial Exposition. It took 35 railroad cars to transport the engine to Pullman where it began operation in 1881. George Pullman's model town was both an economic and social experiment. He believed that by providing a living environment, superior to that which was available to the working class in any other city, that he could avoid strikes, attract the most skilled workers, attain greater productivity due to better health and spirit of his employees. Pullman hoped that his ideal surroundings would also raise the moral, cultural and social level of his employees. The entire venture was calculated as a paying proposition, the parks, the athletic fields, the church, the farms as well as the many commercial and industrial operations which were controlled by the company, and were paid for directly or indirectly by the residents or users. Pullman proposed two things which are now becoming realities, the use of the Greenstone church as a community center for the gathering of christians of many faiths and the full development of the Calumet harbor.

The standards of: structural strength, lighting and ventilation, convenience to a wide range of public facilities, unique architecture, and handsome landscaping were dramatic departures from the cities of the times (1880-1884) and are seldom approached today. Pullman was voted the most perfect town in the world at the Prague International Hygienic and Pharmaceutical Exposition in 1896. There were complete storm and sanitary sewer facilities, each house had gas and water, the public ways were paved and the sewage from the town was converted to fertilizer which realized a handsome profit in the form of marketable produce rather than contributing to the pollution of the local surface waters.

Pullman bears the unique stamp of the organizational genius of George Pullman and the artistic abilities of the architect Solon S. Beman and Nathan F. Barrett, landscape architect. This combination produced the handsome continuity and striking proportions of all the Pullman structures and spaces. It is truly an example of the art of community building.

John Reys states, in The Making of Urban America "Pullman thus constitutes a valuable reference point in American Planning, an example of a complete town, conceived and built as a unit"... "No other feature of Pullman can receive praise needing so little qualification as its architecture." "Pullman was a remarkable achievement. Not since Williamsburg had an entire town been designed with equal attention to the ground plan and to the buildings that would form the third dimension." And from American Skyline Tunnard and Reed write, "The most spectacular company town in the country....(George Pullman) commissioned Solon S. Beman to design a model town of brick and stone, noteworthy for its porticoed square, its town hall, its landscaped parks, its library, and its solid houses. For the first time in the country's history, a whole town had been designed by an architect."

Pullman played a major role in the development of the American labor movement. The famous strike of 1894 drastically affected American life and the course of

Significance, cont.

the American labor movement. The bloody and violent turmoil prompted president Grover Cleveland to call out federal troops and the labor pioneer Eugene Debs was jailed. Stanley Buder in The Model Town of Pullman states, "His model town (George Pullman's) can no longer be dismissed as a mere exercise in paternalism, but must be considered a milestone in the development of an American planning tradition."

Bibliographical References:

- Doty, Mrs. Duane. Pullman Illustrated. Chicago: T.P. Struhsacker Pub., 1893.  
Buder, Stanley. The Model Town of Pullman. Chicago: U. of Chicago Press, 1967.  
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"The Arcadian City of Pullman," Architectural Review. January, 1883, 69-89.  
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Yackley, "The Village that George Pullman Built," Chicago Tribune Sunday Magazine. May 5, 1968, 93-95.

A list of books and newspaper clippings in addition to those mentioned above will be sent upon request.





